

*City of San José*  
***Coyote Valley Specific Plan***

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**Summary of Community Meeting  
January 11, 2007  
Camden Community Center**

**Task Force Members Present**

Co-chair Councilmember Forrest Williams, and Co-chair Councilmember Nancy Pyle.

**Technical Advisory Committee (TAC) Members Present**

Bonnie Tognazzini (Morgan Hill Unified School District), Shanna Boigon (SCCAOR Realtors), Rebecca VanDahlen (SCCAOR).

**City and Other Public Agencies Staff Present**

Laurel Prevetti (PBCE), Stan Ketchum (PBCE), Susan Walsh (PBCE), Stefanie Hom (PBCE), Jared Hart (PBCE), Perihan Ozdemir (PBCE), and Regina Mancera (PBCE).

**Consultants Present**

Doug Dahlin (Dahlin Group), Ken Kay (KenKay Associates), Barber, Paul (KenKay Associates), and Eileen Goodwin (APEX Strategies).

**Community Members Present** (Additional people were present; however, the names below only reflect individuals who identified themselves on the sign-up sheet.)

Walker Kellogg, Gene Zellmer, Peter Rothschild, Maralee Potter, Don Wells, San Arelyano, Glenn Calbway, Jesse Votaw, Frank Crane, Tony Pena, Julie Pena, Joe Castro, Randi Kinman, Sean Cottle, Roger Costa, Jim Lightbody, Gerald Upshaw, Bob Grifall, Jim Doyle, John Wong, Dana Pesce, Yun Chieh Chang, Carl Ketchum, Jenny Oshima, Leatha Dewitt, Janet Hebert, Darlene Campbell, Jeremy Schoos, Kathy Sutherland, and Ken Schreiber

**1. Welcome and Introductions**

Eileen Goodwin, with APEX Strategies, welcomed everyone to the meeting. A show of hands

revealed there was a mix of people both familiar with and new to the plan.

## **2. Agenda Review**

Eileen reviewed the meeting agenda, and indicated there would be opportunities for public comments throughout the presentation.

## **3. Overview of Initial Draft of Coyote Valley Specific Plan**

Susan Walsh, Senior Planner with the Department of Planning, Building and Code Enforcement, indicated the meeting is intended to provide the public with an opportunity to discuss the Initial Draft Coyote Valley Specific Plan (CVSP). The Initial Draft is a working draft and is posted on the CVSP website, and the document is also available on CD from CVSP staff at no charge.

Susan gave an overview of the Coyote Valley context and location, and reviewed the City Council's Vision and Expected Outcomes for the Plan. North and mid-Coyote are planned to be an urban, pedestrian, and transit-oriented community. There will be approximately 75,000 – 80,000 residents, approximately 25,000 new housing units (of which 20% will be affordable), and the creation of approximately 50,000 industry-driving jobs (excluding government and retail jobs).

Susan explained that a Specific Plan is more detailed planning of specific areas within San Jose. The document indicates specific uses, design, phasing, and financing provisions. The major features of the specific plan would be incorporated into the General Plan.

Laurel Prevetti, Deputy Director with the Department of Planning, Building and Code Enforcement indicated the Initial Draft Coyote Valley Specific Plan is also the basis for the Environmental Impact Report (EIR), which is expected to be released on March 1, 2007. The Specific Plan is still a working draft and plan refinements are expected over the next few months. There may be some differences between the Planning Area Detail Appendix and the Initial Draft Land Use Plan. The Initial Draft Land Use Plan is more conservative to be consistent with the project description in the EIR. Where there are notable variations between the two land use concepts, the Initial Draft Land Use Plan has precedence to maintain the integrity of the EIR.

The Initial Draft Specific Plan is based on the City Council adopted Vision and Expected Outcomes. For any changes in the Plan, it will take the decision of the full City Council. There has been no direction to change efforts on the Plan.

The public provided the following questions and comments (Please note that comments are shown first, followed by responses in italics):

- Is there an anticipated completion date for the Plan? *Laurel indicated the Plan is proposed to be adopted by City Council in Fall 2007.*

- What was the direction of the City Council at the start of the Plan? *Laurel indicated that the City Council vote was unanimous to initiate the preparation of the CVSP.*
- Have there been changes on the City Council? *Laurel indicated there are new Councilmembers in District 3 and District 1. There are also vacancies in District 4 and District 6, which will be filled this spring.*

Ken Kay, with KenKay Associates, went over the major elements of the Plan, which is detailed in Chapter 4 of the Initial Draft Coyote Valley Specific Plan. The Plan starts with the “Environmental Footprint” of Coyote Valley. It identifies three levels of natural resources sensitivity: fixed elements, flexible elements, and elements of lesser significance.

From the Environmental Footprint a series of overlays of other infrastructure elements, known as the Composite Framework were developed. The Composite Framework helps to define the public realm. There are three components: blue infrastructure, green infrastructure, and mobility infrastructure. The blue infrastructure includes a 55-acre lake, the urban canal, Fisher Creek, Laguna Seca detention basins, and Parkway Loop and Monterey Road. The green infrastructure includes a network of parks, open space, recreation and multi-use trails that make a community livable. The mobility infrastructure is a network of the in-Valley transit, Parkway and the grided streets and boulevards. The mobility priorities in the Coyote Valley Specific Plan are: 1) pedestrians, 2) bicycles, 3) transit, 4) carpools, and 5) single occupant vehicles.

Ken showed several images of the Central Commons. The proposed form-based zoning code would implement the Central Commons concept.

The public provided the following questions and comments (Please note that comments are shown first, followed by responses in italics):

- The Plan is beautiful but needs to be reviewed carefully. We should think futuristically. Coyote Valley would attract people from all over and bring more people into San Jose.
- Complimented the CVSP team. The team has dealt with difficult situations well and has done a good job of listening to public comments.
- Would the lake be used for water banking? *Ken indicated the lake would be used as both a year-round amenity, as well as for flood storage. The water would be filtered and then go into Fisher Creek. Some water would also be used for irrigation. Laurel added that there has been a water supply analysis (WSA) that looks at a variety of water sources; the WSA should be available in February.*
- When was Fisher Creek moved and why? *Ken estimated that Fisher Creek was realigned at the turn of the century; different sources indicate different dates. It was moved to provide improved irrigation for agricultural properties.*

Doug Dahlin, with the Dahlin Group, went over several sections of the Initial Draft Coyote Valley Specific Plan, emphasizing innovative features. He started with Section 5, Land Use and Urban Design. There are many innovative land-use features of the Plan that would make Coyote Valley a unique community, including the creation of a very urban density, an integrated environment, mixed-use buildings, contribution to the regional jobs/housing balance, urban

living in close proximity to nature, and the use of green building design.

The public provided the following questions and comments (Please note that comments are shown first, followed by responses in italics):

- Would there be other shopping centers throughout Coyote Valley besides the Coyote Core? *Doug indicated the Core of the CVSP around the lake is the major mixed use area. There would be smaller shopping centers throughout the neighborhoods.*
- Where would new jobs be coming from? *Doug indicated that a new wave of innovative technology is expected to bring new jobs to Silicon Valley over the next several years. Coyote Valley would be planned to be competitive in attracting businesses. Laurel added that the Association of Bay Area Governments (ABAG) is projecting that the Santa Clara County job market will grow substantially through 2030 and beyond.*
- What if property owners disagree with the proposed zoning on their property? *Doug indicated that there has been extensive public outreach for the past three years to keep the public informed of the Plan and to get their input. Laurel added that the City has worked very hard with Coyote Valley property owners, conducted numerous property owners meetings, and there would continue to be more. The Planning Area Detail Appendix is available on the website and on CD, and provides detail on a parcel by parcel basis. He indicated that the public may contact City staff if there are questions or comments about the Plan.*
- There are a lot of cutting-edge technology corporations currently locating in San Jose. Coyote Valley will have a lot of amenities available that will attract corporate businesses.
- What is the residential density per acre? *Doug indicated that densities would range from 10 units per acre, to over 100 units per acre. The highest densities would be around the lake. Overall, the average density would range about 20 units per acre.*
- Would the plan require buildings to be Leadership in Energy and Environmental Design (LEED) certified? *Doug indicated that those design requirements would be addressed in the Form-Based Zoning that would be released Fall 2007.*

Doug explained that Section 7 of the Plan details community facilities and services. The CVSP community facilities are intended to create civic celebration and support for higher education and lifelong learning. Some innovative features include the integration of schools and parks, storefront public services, shared parking, and pedestrian mobility and transit connectivity to schools and services.

The public provided the following questions and comments (Please note that comments are shown first, followed by responses in italics):

- Would there be health services in Coyote Valley? *Doug indicated they had discussions with several hospitals early in the process of the Plan, and were told there is adequate capacity at nearby existing hospitals. There would be opportunities for private practices and medical clinics to locate in the commercial and professional areas.*
- What is Gavilan College doing about parking? *Doug indicated there are on-going discussions with Gavilan College. Gavilan College would like more land for surface*

*parking, but that approach is not consistent with the CVSP's goal to make efficient use of land. Gavilan will be encouraged to design an urban multi-story campus rather than a suburban model.*

- How much would housing cost? Would there be a mix of housing types available? *Doug indicated 20% of the housing units would be affordable. There would be a variety of densities to provide housing opportunities for everyone.*
- How would the inclusionary zoning fit into the Plan? *Doug indicated the affordable housing would be integrated throughout, and not all in one area. Some sites would be designated for affordable housing, and some sites would be designated by individual developers. More information on affordable housing can be found in the Initial Draft CVSP on page 134.*
- When did the high school site move? *Doug indicated the high school has been in the same location, adjacent to the Core, but may have been configured differently.*

Doug explained that Section 9 of the Plan indicates strategies for the Greenbelt and open space areas of Coyote Valley. The Greenbelt will be a non-urban buffer between the City of San Jose and Morgan Hill. However, there would be integrated trail access from urban areas to open space, and there would be a small scale and urban edge agricultural strategy.

The public provided the following questions and comments (Please note that comments are shown first, followed by responses in italics):

- It is exciting to see the Plan unfold. If the City does not adopt this Plan, then there would be scattered development in Coyote Valley.
- What are the light-colored areas in the Greenbelt on the map? *Doug indicated they are sketches of how the farm fields could potentially be consolidated.*
- The Plan is impressive.
- The soil in the Greenbelt area is not conducive to expanded agricultural activities.
- Impressive to see different agencies working together.
- Exciting to see the Plan materialize. It is integrated and holistic. Commended the Planning staff for being responsive to individual concerns.
- Farming is not economically viable in the area. There is no infrastructure to support farming.

Susan explained that Section 10 indicates how the CVSP would be implemented. Innovative implementation features include the creation of an affordable housing strategy to meet a 20% affordable housing requirement (with land dedication, inclusionary units and in-lieu fees), and the use of a form-based zoning code. The Plan would be self-funding, and is intended to improve the City of San Jose's jobs-housing balance.

#### **4. Community Input and Discussion of the Initial Draft Coyote Valley Specific Plan**

*Public comments and questions were provided throughout the presentation. Please see Section 3 above.*

## **5. Wrap-Up/Adjourn**

Elieen thanked everyone for coming. The next community meeting would likely be in March, after the Draft EIR is released.

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